

**PLANNING COMMISSION MINUTES**  
**February 18, 1992**

*Present Chairman Jeff Chretien, Dick Dresher, Kathi Izatt, Elaine McKay, Mark Green, Mike Holmes, Barbara Holt, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director, Shirley Chevalier, Recording Secretary*

*Absent Mick Johnson, Don Milligan*

*Minutes of February 4, 1992 were unanimously approved as amended. Page 1, last paragraph, first sentence, change "curves" to "curbs"; \* page 3, last paragraph of item 2-492.2Q, Professional Office, Dr. Glenn Gold, Jr., add "as stated above" after "Dr. Gold".*

**Conditional Use:**

*2-18-92.3C Upholstery Business, 145 W. 100 S., Don & Steve Coy, Tabled from 2-4-92*

*This item was tabled on February 4, 1992 because there were no plans prepared and submitted to staff for review. A Conditional Use application must be accompanied by maps, drawings, or other documents sufficient to meet the requirements of a site plan review as required by ordinance. In the motion to table, it was subject to submittal of acceptable plans and information with adequate lead time for staff review. The plans showed an addition to an existing home.*

*At the meeting this evening, the Coys still did not have adequate plans, but said they would use the house "as is" without the proposed addition at this time. This information had not been revealed to staff prior to the meeting. (Plans need to be presented to staff a week prior to a meeting to allow time for review.) They are not stamped by a licensed engineer or architect, and are incomplete. The ordinance has not been met.*

*Mr. Booth read the preliminary review requirements from the ordinance and Mr. Balling checked the plans on each item. There was no vicinity map, no area tabulations or proposed landscaping. A new asphalt parking area is shown. This will affect flood control and a fee will have to be paid. Mike Holmes said he would like to see plans that conform to the ordinance.*

*Mr. Balling said he is concerned about the existing home being turned into commercial use. It will have to comply with the code for commercial use.*

*Dick Dresher said ordinance requires a 6 ft. high solid fence around property between residential and commercial, which has not been shown on the plans. Ordinance also requires certain landscaping which is not shown.*

*Since the interior of the building will be used as is, the architect needs to see if it meets the building code. The parking area needs to be defined, the drainage fees figured, tabulations on the landscaping, curb around the parking lot, and what is proposed for fencing also needs to be addressed.*

*Mike Holmes made a motion to table for two weeks (March 3, 1992, the Coys to work with their architect and staff to provide adequate information as discussed above for approval); Kathi Izatt seconded the motion; voting was unanimous.*

**Commercial Applications:**

***2-18-92. 10A Francesco's Restaurant, 370 W. 500 S., Preliminary Approval***

*Dick Dresher is architect on this project, and he will abstain from voting as a Planning Commission member for this item.*

*The plans show an addition of a small kitchen area and restrooms, and an extended "greenhouse" type area. They propose to shift the parking to the west, and in so doing, they enter into a right-of-way that is jointly owned by Grandma's Tires and Merrill Black, who owns property to the north. They plan to rearrange the entrance which has not been resolved at this time. An existing driveway to the west will be closed in its present location, and will be shifted to be in line with the parking lot. The east drive will be closed altogether. The existing parking is adequate. There needs to be an inlet/outlet box for storm water purposes installed at the southwest corner of the property.*

*Mr. Drescher said the majority of existing landscaping will be removed and replaced.*

*The parking lot on the west side will be moved about 10 ft. so the entire curb between Grandma's Tires and the restaurant will be moved and new landscaping planted.*

*Mark Green made a motion to grant preliminary approval to Francesco's Restaurant, seconded by Barbara Holt, Kathi Izatt abstained, majority voted approval.*

*Kathi stated she would liked to have voted for this, but she couldn't, the reason being that all of the training that the city has paid for her to attend, indicates that this is a conflict of interest since Dick Drescher is a member of this Commission.*

*Chairman Chretien suggested that the Commission and staff review Kathi's report on her recent attendance at the APA Conference held in St. George February 13th and 14th. This item to be discussed at the next meeting March 3, 1992. Preliminary approval for Conditional Use will be another item for discussion. Staff was asked to give some direction as to what items could be listed for this review.*